

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- June 15, 1966

Appeal No. 8786 H. A. & W. B. Willard, appellants

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on June 22, 1966.

EFFECTIVE DATE OF ORDER: August 9, 1966

ORDERED:

That the appeal for permission to establish a parking lot at 1633 Que Street, N.W., lot 802, Square 179, be conditionally granted.

As a result of an inspection of the property and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellants' lot is located in an R-5-B District.
- (2) An inspection of the property was made by the Board on June 13, 1966.
- (3) The lot was not paved, was covered with debris and automobiles were using the lot for parking.
- (4) The lot has a 19.96 foot frontage on Q Street, N.W. and a depth of 100 feet. The lot contains 1996 square feet of land.
- (5) In Appeal No. 7621 the Board authorized the continuance of a parking lot on Lot 100 which is adjacent to the subject premises. The Board's Order was entered on March 3, 1964.
- (6) Appellant purchased the subject lot on March 28, 1966 and desires to operate it as a parking lot concurrently with the parking lot on Lot 100.
- (7) The Department of Highways and Traffic offered no objection to the granting of this appeal.
- (8) No opposition to this appeal was registered at the public hearing.

OPINION:

We are of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions,

that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity. However, the certificate of occupancy shall not issue until the conditions hereafter set forth in this Order are complied with.

This Order shall be subject to the following conditions:

(a) Permit shall issue to run concurrently with the certificate of occupancy issued in Appeal No. 7621, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.

(b) Appellant shall extend the brick wall existing on Lot 100 across the Q Street frontage of the subject lot. No new driveways shall be opened.

(c) Bumper stops shall be installed along all contiguous buildings.

(d) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.

(e) No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.

(f) All parts of the lot shall be kept free of refuse and debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.

(g) No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.

(h) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.